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Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 13540 Date of Permit 30.06.2020

B/NHRB/171/2020

File No. P.P./NHRB/S(B2)/0064/2020

Name of Applicant with Address M/S. Geeyam Constructions
Rep by its Managing partner
C. Ilampa santhan,
No. 22 Devanathan St
Mandaveli, Ch. 28

Date of Application 24.1.2020

Nature of Development : ~~Layout/Sub-division of Land/~~Building construction/Charge in use of Land/Building

PP for the proposed Construction of S+11floor + H floors office use 857.52m² commercial

Site Address Building at New Door No. 191, Old Door No 62/2 Royapettah high Rd, Mylapore, Ch. Comprised in Old. R.S. NO 1724/9 (Present R.S. No 1724/95 cos per patta) Block NO 36 of Mylapore village.

Division No.

Development Charge paid Rs 37,000/- Challan No Ch/2438 Date 2/6/2020

PERMISSION is granted to the layout/sub-division of land/ building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 29.06.2025

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

30/6/2020

For MEMBER SECRETARY

29/6/2020

For Geeyam Constructions

Managing Partner

S. Lakshmi

BY REGISTERED POST WITH ACK DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0064/2020 Dated:30.06.2020

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel – South Division) - The Planning Permission for the proposed construction of Stilt floor + 4 Floors office use 857.52m^2 Commercial building at New Door No.191, Old Door No.162/2, Royapettah High Road, Mylapore, Chennai-4 Comprised in Old R.S.No.1724/9,Present R.S.No.1724/95 (as per Patta) Block No.36 of Mylapore Village within Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No. CMDA/PP/NHRB/S/B2)/0064/2020 dated 24/01/2020.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
4. Govt. letter No.6188/UD4 (3)/2017-8 received from H&UD Dept. dated 13.6.2017.
5. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. This office DC advice sent to the applicant in this office letter even No. dated 02.06.2020
9. The applicant's letter dated 10.06.2020

*****

The Planning Permission for the proposed construction of Stilt floor + 4 Floors office use 857.52m^2 Commercial building at New Door No.191, Old Door No.162/2, Royapettah High Road, Mylapore, Chennai-4 Comprised in Old R.S.No.1724/9,Present R.S.No.1724/95 (as per Patta) Block No.36 of Mylapore Village within Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

For Geeyam Constructions

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2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.37,000/-	Vide Receipt No. CMDA/PP/Ch/2428/2020 dated 02.06.2020
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.3,23,000/-	
4.	Security Deposit for Building	Rs.2,32,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	MIDC	Rs. 2,23,000/-	

3. Two sets of approved Plans are Numbered as **B/ NHRB / 171 /2020 dated 30.06.2020** in **Planning Permit No. 13540** are sent herewith. The **Planning Permit** is valid for the period from **30.06.2020 to 29.06.2025.**

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In

For Geeyam Constructions

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this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019

Yours faithfully,

30/6/2020

For Senior Planner
(APU)

30/6/20

Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **M/s.Geeyam Constructions**
Rep by its Managing Partner Thiru.C.Kirubasankaran,
Door No.22, Devanathan Street
Mandaveli, Mylapore
Chennai-28

For Geeyam Constructions

Managing Partner

S. Lakshmi

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai – 600 008.

5. **The Chief Engineer,**
CMWSSB
No.1, Pumping Station Road,
Chindaripet,
Chennai – 600 002.

For Geeyam Constructions

Managing Partner

S. Lakshmi

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00207/2020		PP/NHRB/S(B2)/0064/2020 - 30/06/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N121	21/07/2020	21/07/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS. GEEYAM CONSTRUCTIONS REP BY ITS MANAGING PARTNER C.KIRUPA SANKARAN G.P.A-NO.22,DEVANATHAN STREET,MANDAVELI,CHENNAI-600028.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW DOOR NO-191OLD DOOR NO-162/2,Block No:36,Survey No:T.S.No-1724/95 (ROYAPETTAH HIGH ROAD), Thiru. Vi. Ka High Road,Mylapore,Mylapore,Mylapore, Chennai, 600004	
Building License Fees			112000
Road cut charges - CMWSSB SEWERAGE			55500
Road cut charges - CMWSSB, WATER			55500
Road cut charges - TNEB			55500
Scrutiny Fees			600
Workers Welfare Board			151600
மொத்தக் கட்டணம்/ Total (In Rs.)			430700

Amount (in words): Rupees Four Lakh Thirty Thousands Seven Hundred Only

Amount (In Rs.): 430700

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 20/01/2021 20/07/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி

This Sanction will expire if the construction is not started with in 20/01/2021

If Construction started Building Permit is valid up to 20/07/2025

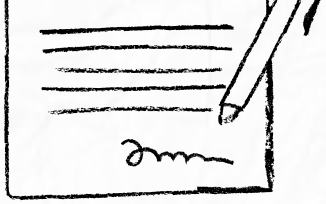
Digitally Signed by A S Murugan
Date: 21-Jul-2020 (12:09:06)

Executive Engineer (T.P.)

For Geeyam Constructions

Managing Partner

S. Lakshmi



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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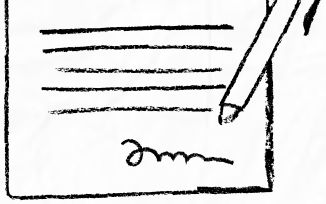
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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